

Message Text

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PAGE 01 BANGKO 05960 181054Z
ACTION ABF-01

INFO OCT-01 EA-09 ISO-00 FBOE-00 OPR-02 IGA-02 PER-03 SS-15
A-01 L-03 /037 W

-----181223Z 105695 /23-12

P R 180916Z MAR 77
FM AMEMBASSY BANGKOK
TO AMEMBASSY MANILA PRIORITY
INFO DIRECTOR, USGAO, HONOLULU, HAWAII
SECSTATE WASHDC 0231

UNCLAS BANGKOK 5960

E.O. 11652: N/A
TAGS: AFSP, AGAO
SUBJ: REVIEW OF THE OFFICE OF FOREIGN BUILDINGS AND STATE
DEPARTMENT'S MANAGEMENT OF OVERSEAS REAL ESTATE

FOR AMBASSADOR SULLIVAN FROM STAFFORD, MANAGER, BANGKOK
OFFICE, USGAO; SECSTATE FOR DIRECTOR, OPERATIONS ANALYSIS
AND GAO LIAISON (BF-GAO); BKK-77-18

REF : STATE 051349

GAO WILL INITIATE THE SUBJECT REVIEW IN THE PHILIPPINES
ON OR ABOUT APRIL 4, 1977. THE DEPARTMENT OF STATE HAS BEEN

NOTIFIED OF THIS ASSIGNMENT (SEE REFTEL).

THE WORK IN THE PHILIPPINES IS A PART OF A WORLDWIDE
GAO REVIEW OF THE STATE DEPARTMENT'S FOREIGN BUILDINGS OFFICE
(FBO) OPERATIONS IN CARRYING OUT ITS RESPONSIBILITIES FOR
MANAGING THE DEPARTMENT'S REAL ESTATE ACTIVITIES AND HOLDINGS.
GAO WILL REVIEW THE MAIN ELEMENTS OF THE FBO'S MANAGEMENT
SYSTEM INCLUDING PLANNING ACTIVITIES; REQUIREMENTS DETERMI-
NATION FACTORS; STANDARDS AND CRITERIA FOR BUILDING, BUYING,
LEASING, AND ASSIGNING SPACE; AND THE FINANCIAL METHODS
UNCLASSIFIED

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PAGE 02 BANGKO 05960 181054Z

USED TO MANAGE THE REAL ESTATE.

EMPHASIS WILL BE PLACED ON (1) SHORT TERM LEASING
VS. ACQUISITION AND/OR CONSTRUCTION OF RESIDENCES FOR
FOREIGN SERVICE PERSONNEL; (2) THE MAINTENANCE OF THE
UNITED STATES PROPERTIES ABROAD; (3) THE POST'S MANAGEMENT
OF MINOR CAPITAL IMPROVEMENTS AND ALTERATIONS

PROGRAM; (4) IDENTIFICATION AND DISPOSITION OF UNUSED OR EXCESS SPACE; AND (5) POSSIBLE PROBLEMS ASSOCIATED WITH RECENT CONSTRUCTION PROJECTS. IN ADDITION, THE REVIEW WILL COVER PROCEDURES NEEDED TO ASSURE THAT U.S. BUILDINGS ABROAD MEET HIGH ARCHITECTURAL STANDARDS, AND WHETHER FBO IS RESPONSIVE TO THE POST'S REAL ESTATE NEEDS.

TO INITIATE THIS REVIEW, THE STAFF WILL REQUIRE (1) A COMPLETE AND CURRENT LISTING OF REAL ESTATE AND PROPERTY HOLDINGS, OWNED OR LEASED, FOR WHICH THE EMBASSY IS RESPONSIBLE; (2) A LISTING OF SUCH PROPERTIES OF OTHER U.S. GOVERNMENT AGENCIES, IF ANY; AND (3) A COMPLETE AND CURRENT LISTING OF U.S. GOVERNMENT PERSONNEL. THE LATTER WILL BE USED TO COMPILE INFORMATION ON THE TYPE OF HOUSING PROVIDED MISSION PERSONNEL. FOR ITEM (1) THE STAFF WILL NEED TO KNOW:

- TYPE OF BUILDING (I.E., OFFICE, WAREHOUSE, RESIDENCE);
- WHETHER OWNED OR LEASED;
- SIZE AND SPACE (SQUARE FEET);
- FOR GOVERNMENT-OWNED PROPERTIES --THE COST, ORIGINAL DATE AND LENGTH OF LEASE, AND NUMBER OF TIMES THE LEASE WAS RENEWED.

ANY ASSISTANCE YOU CAN PROVIDE IN ACCUMULATING THIS INFORMATION PRIOR TO THE STAFF'S ARRIVAL WILL BE APPRECIATED.

WE ESTIMATE IT WILL TAKE THREE MEN ABOUT 5 WEEKS TO PERFORM THIS REVIEW IN THE PHILIPPINES. THE WORK WILL UNCLASSIFIED

UNCLASSIFIED

PAGE 03 BANGKO 05960 181054Z

BE CONDUCTED UNDER THE GENERAL DIRECTION OF JAMES N. STAFFORD, MANAGER, BANGKOK OFFICE, AND WILL BE PERFORMED BY THE FOLLOWING GAO REPRESENTATIVES:

VALDIS KARKLIS, SUPERVISOR
ROBERT J. DZIEKIEWICZ
GEORGE W. MOORE, JR.

I CERTIFY THAT MESSRS. KARKLIS, DZIEKIEWICZ, AND MOORE HAVE BEEN GRANTED SECURITY CLEARANCE FOR OFFICIAL PURPOSES FOR ACCESS TO SECURITY INFORMATION CLASSIFIED UP TO AND INCLUDING TOP SECRET ON THE BASIS OF EXECUTIVE ORDER 10450. THIS CERTIFICATION IS NOT TO BE HONORED UNLESS THE REPRESENTATIVES NAMED HEREIN PRESENT OFFICIAL GAO CREDENTIALS.

THE STAFF PLAN TO ARRIVE IN MANILA APRIL 4, 1977, VIA TG 620 AT 1450 HOURS. STAFF WOULD LIKE TO MEET WITH EMBASSY OFFICIALS IN THE MORNING OF APRIL 5 TO

DISCUSS NATURE AND SCOPE OF WORK IN MORE DETAIL.
TRANSPORTATION FROM AIRPORT TO HOTEL NOT REQUESTED.
PLEASE MAKE RESERVATIONS AT THE DAKOTA MANSION
APARTMENT INN(TEL.NO.59-16-31)--3 SINGLES FOR 5 WEEKS BEGINNING
APRIL 4, 1977. WE APPRECIATE YOUR ASSISTANCE.
WHITEHOUSE

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01-Jan-1994 12:00:00 am
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Sent Date: 18-Mar-1977 12:00:00 am
Decaption Date: 01-Jan-1960 12:00:00 am
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01-Jan-1960 12:00:00 am
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1977BANGKO05960
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Expiration:
Film Number: D770093-0444
Format: TEL
From: BANGKOK
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1977/newtext/t19770347/aaaabopz.tel
Line Count: 122
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: bef7cb6-c288-dd11-92da-001cc4696bcc
Office: ACTION ABF
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 3
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 77 STATE 51349
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 13-Oct-2004 12:00:00 am
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 3071560
Secure: OPEN
Status: NATIVE
Subject: REVIEW OF THE OFFICE OF FOREIGN BUILDINGS AND STATE DEPARTMENT'S MANAGEMENT OF OVERSEAS REAL ESTATE FOR AMBASSADOR SULLIVAN FROM STAFFORD, MANAGER, BA
TAGS: AFSP, AGAO
To: MANILA
Type: TE
vdkgvkey: odb://SAS/SAS.dbo.SAS_Docs/bef7cb6-c288-dd11-92da-001cc4696bcc
Review Markings:
Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
22 May 2009
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 22 May 2009